

9.16 Acres/3.7 Hectares

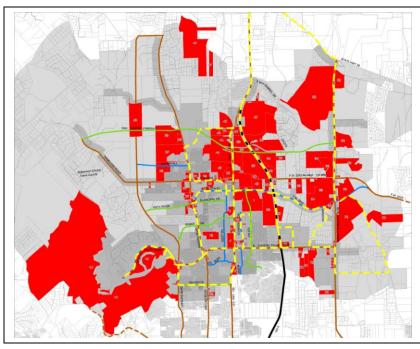
Equidistant to US Highway 183 & 183-A (.4 miles/.6 km)

Available Utilities

Greenfield with small ranch house

Leander Smart Code, Planned Unit Development (PUD) Overlay

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Property									
Total Acreage: 9.16 acres/3.7 hectares					Map: MAPSCO Austin 2006 Street Guide, pg. 312, Sec. U				
Location									
City: Leander					County: Williamson				
Address/Directions: 1498 re-aligned FM 2243) within	3 CR 26 n the 2,	9 (3,000 fee 300 acre/93	t/914 me 1 hectare	ters east of US	3 183 and 2,00 rg, award-win	0 feet/610 ning, Trar) meters we sit Oriente	st of 18 d Deve	83-A on the north side of lopment (TOD)
Within City Limits: Yes					Distance from City Limits: Not Applicable				
Distance to US Highways: .4 miles/.6 kilometers Distance to Interstate Highways: 10 miles/16 Km					Type of Zoning: Leander Smart Code, Planned Unit Development (PUD) Overlay				
General Site Informa	ition								
Previous Use of Site: Open Farm Land			Genera	l Condition:	xcellent		Dimensions: 700 x 900 feet/213 x 274 meters		
Soil Composition (based Williamson County, Issue shallow and very shallow indurated fractured limes Adjoining Acreage Availa	ey, cobbly s; on up	n-Eckrant-Dos /, and stony s	ss: moderatel oils formed in o 2 percent slo	formed in percent slopes		rosion for uncoated ste f corrosion for concrete			
Improvements									
Road Distance to Rail: 3,000 feet/914 meters west					Name of Railroad: Union Pacific, Southern Pacific, Capital Me Commuter Rail				
Proximity to Port(s): Three (3) hours to Port of Houston					Other Improvements: Gateway to Leander's TOD, spring fed Brushy Creek, oak trees, pecan trees and meadows				
Fenced: Yes					Landscaped: Yes				
Located within an Industrial Park: No					Type of Business: Commercial, Office, Industrial, Retail, Residential,				
Deed Restriction(s): Utilize TOD Smart Code					Covenants: Utilize TOD Smart Code				
Utilities									
City of Leander Services: Department of Engineering, (512) 528-2700			inch/10 corner				Sewer - Size of Nearest Line: 27 inch/68 cm through the site		
Electric Service: Pedernales Electric Cooperative (PEC)		Phone: (8	ne: (830) 868-6041		Facs: (512) 268-0328		Email: Trista.fugate@peci.com		
Natural Gas Service: ATMOS Energ (512) 310-3810		ergy,	gy, Size of Nearest Line		6 inch/15.2 cm Poly		Pressure: Intermediate Pressure approximately .9 miles/1.4 km north and west of the property		
elecommunication Service: T&T and/or SuddenLink		Phone: (5 (979) 595-		1430 and/or	Facs: (512) 870-4475 (979) 595-2445			Email: mm2741@att.com and/or Joe.Bethany@suddenlink.cor	
Solid Waste Disposal: Clawson Disposal, Inc. Phone:		Phone: (5	(512) 259-1709		Facs: (512) 746-5807			Email: clawsondisp@earthlink.net	
Sales Information									
Contact: Mr. Dan Steakley		e: (512) 74 ⁴ 59 or (512)							Web Site: www.stanberry.com
Sales Price: \$5.50 per sq		Lease Price: Not Applicable							
Comments: Extensive from Amenities include the sprofamily, hotel, upper-end representations of the prosperous community for the prosperous community community for the prosperous community	ring-fed etail or	brushy cre multi-story	ek, huge office pr	pecan and oa	ik trees and a ark-like" settir	beautiful ng will def	upper meadine the TOI	dow fo	r development of a mul